

CITY DEVELOPMENT DEPARTMENT 303-538-7295

developmentsubmittals@thorntonco.gov

MINOR DEVELOPMENT PERMIT SUBMITTAL REQUIREMENTS LANDSCAPE PLANS – RESIDENTIAL SUBDIVISION

Applications must contain the following information in the format described. Applications will not be accepted if required items are missing or incomplete. Any submittal may require additional items.

- 1. Application Form must be signed by Property Owner
- **2. Application Fee** refer to checkboxes on application form
- 3. Letter of Intent detailing proposed work
- **4. Landscape Plans** 24" x 36" maximum size. Include:
 - Subdivision name and filing number
 - Legal Description
 - Existing Structure(s) including fences, walls, and accessory structures
 - Details of all proposed fences, park equipment, benches, walls, buildings, etc.
 - Existing Landscape Mitigation
 - Landscape Table
 - Existing Easements
 - Vicinity Map
 - North Arrow
 - Written and graphic scale

This is a general list of requirements. Some projects may require more or less information. The attached examples may not include each element of the list. However, each element should be reviewed for inclusion on a submittal.

Typical processing time is 4 1/2 weeks after the application is accepted as complete. The application and all submitted graphics will be reviewed.

These review requirements are designed to maximize staff efficiency. Deviation may increase review and processing times.

LANDSCAPE PLAN

The landscape plan is a "final" plan, so please be detailed and specific when completing. Complete the checklist in conjunction with the City Development Code and the City of Thornton Standards and Specifications.

All submitted plans should be prepared by a trained professional and contain the following information; any submittal may require additional items.

LANDSCAPE PLAN(S) TO INCLUDE:

- Trails, lakes, wetlands, detention ponds, well sites etc.
- Hardscape items including, but not limited to sidewalks, loading areas, retaining walls, water features, tot lots, raised or at grade planters, outdoor art, flag poles, benches, trash containers, bike racks, fencing, signage/monument locations, street lights, hydrants, etc.
- Trees, shrub beds, sod areas, mulched areas, gravel, and other similar elements.
- North arrow, written and graphic scale
- Proposed grading (in light line), sight triangles and easements that may affect planting
- Legend for any hatches used
- Existing plant material to remain or to be removed or relocated (please create separate table)
- Adjacent landscaping and other offsite conditions that may impact the site
- Grease pit access, if applicable
- Note that all landscape plant materials require adequate coverage of by an automatic irrigation system. Irrigation Construction Plans are required with the Civil Construction Plans.

Use the following table to calculate the required plant material for the site. Include the table on the landscape plan sheet or detail sheet

TREE EQUIVALENT (T.E.) LANDSCAPE REQUIREMENTS (Example)

	1	\	, , ,	
Various Areas of Landscaping	Square Feet/ Lineal Feet of Frontage	Formula	Total Quantity of T.E. Required	Total Quantity of T.E. Provided
On-Site Sq.Ft. of landscape area	Sq. Ft.	1 T.E./600 Sq. Ft.		
Public Rights-of- Way (arterials and collectors)	Ln. Ft.	1.5 T.E./50 Ln. Ft.		
Detention, and Drainage Channels	Sq. Ft.	1 T.E./4,000 Sq. Ft.		
Neighborhood Park	Sq. Ft.	1 T.E./3,500 Sq. Ft.		
Tot Lot or pocket park	Sq. Ft.	1 T.E./1,000 Sq. Ft.		
Medians and round- a-bouts	Ln. Ft. Sq. Ft.	1 T.E./50 Ln. Ft. and: 1 T.E./200 Sq. Ft.		
Parking Lot Islands	Sq. Ft.	2 TE /150 Sq. Ft. and 0.1 TE / each additional 20 SF		
		Total:		

Use the following table to document the plant material used on the plans. Include on the landscape plan sheet or the detail sheet.

PLANT MATERIAL LIST (Example)

Symbol*	Qty	Botanical Name	Common Name	Size	T.E.	
Shade Tre	os BSB					
Shaue Tre	ES D&D					-
Ornament	al Trees B	&B				TE
]
Everareer	Trees B&I	3				TE _
Evergreen	Shrubs #5					TE _
Lvergreer	i Jiliubs #c					
Daaiduau	- Chb #					TE _
Deciauou	s Shrubs #					1
						-
repens, Eu	overs #1 (\u00e4 uonymous callis; whe	Vinca minor, Mahonia fortunei 'Coloratus', n massed)	1	T	1	TE _
						-
						-
			1	l	1	TE _
Ornament	al Grasses	#1 or #5				1
						-
						1
	1	I	1]	I	TE
Perennials	s #1 (no TE	credit)	1	1	1	_ 1
						-
	1	<u> </u>	1	1	TOTA	J

One T.E. equals: 1 two-inch caliper deciduous tree <u>or</u> 1 six-foot evergreen tree <u>or</u> 10 five-gallon shrubs/ornamental grasses <u>or</u> 20 one-gallon ornamental grasses/applicable groundcovers.

^{*}please alphabetize symbols

Additional information for preparing the landscape plans:

- Sidewalks and vehicle overhang areas do not fulfill landscape area requirements.
- If the entire site does not fit on one sheet at 1"=30' engineering scale, provide an overall landscape plan at a smaller engineering scale and break the plan into match-lined sheets at the 30 scale. Provide a key map. (As much as possible do not cut match lines through shrub beds and buildings.)
- A plant list categorized by water-demand and design size is located on the City's Web page in the
 Development Engineering link to the Standards and Specifications. All plants on an irrigation zone
 should have similar water requirements. The zone will be categorized by the highest water-demand
 plant.
- Plant material in sight distance triangles must stay below 36" or above 8'.
- Evaluate the size of planting beds to insure that plant material will not overgrow. Show deciduous and evergreen shrubs minimum ½ mature width, deciduous trees minimum 6' and evergreen trees minimum 10' (except BOC) from bed edge, sidewalks and buildings.
- No sod is allowed in areas less than 6' wide per Code.
- Back of Curb (BOC) areas must be a minimum 6' width for tree plantings. The BOC is not to exceed an overall Low Water-Demand and should be planted with Low and Ultra-low plant material. Use salt tolerant plants in BOCs along arterial streets where magnesium chloride will be applied in winter.
- At corners where BOC sod areas narrow to less than 3' wide, extend the concrete to eliminate impractical turf areas that should not be planted and are difficult to irrigate.
- Street trees must be located in permanent locations, not in future road lane locations.
- Limit Ash (Fraxinus) species to 10% of total trees because of borer insect problems.
- Shade Maples (Acer) require 20' width of landscape area due to their extensive surface rooting and moderate to high water needs. The entire root zone must be irrigated so spray is recommended.
- As much as possible locate evergreen trees in groupings in mulched beds.
- Where native areas are adjacent to homeowner lots, sidewalks and/or streets include a mow strip of a traditional or lower water alternative sod to create a transition to the wilder area (10'-30' depending on project).
- The top rims and 2/3rds down the sides of detention ponds should be planted as sod; the bottom and lower sides can be seeded (depending on size and location).
- Common landscape areas should not drain onto private lots.
- Keep trees from being planted on top of public water or sanitary sewer lines as much as possible.
- Show fire hydrants on the plan and other public meters on buildings where a 'clear zone' or access must be maintained.
- Utility boxes in the ROW and banks of utility meters on buildings shall be screened per Code.
- Screen head-in parking that faces collector and arterial streets.

Landscape Notes:

- Required minimum soil amendment for all landscape areas = 4 cy/1000 sf (6cy/1000sf for parks and City maintained areas). List total cy required for project, including right-of-way (ROW) landscape area that is outside property boundary. Add note that City of Thornton (COT) 'Affidavit of Soil Amendment Installation' is required from contractor.
- State mulch type(s), size and depth.
- State steel bed edging, Ryerson or equal.
- Irrigation: Statement that 1) Permanent, underground irrigation is required in all landscape areas, 2) Turf areas are zoned separately from bed areas, 3) Controller to include rain shut-off, 4) Indicate that hydrozones will be on separate irrigation zones according to water-demand.
- Statement that property owner or assigns or owners association maintains the landscaped areas, including any adjacent ROW landscape.
- Add note that a pre-construction meeting is required between the landscape contractor, property owner and COT landscape architecture personnel before start of construction
- State type(s) of sod; cultivar(s), mixes or blends with patented names.
- State seed mixes and seeding rates for any native areas.
- Do not include construction bid notes in this Planning document public file or identify them as such and separate them from the required notes listed above.

Details:

- For all fence, retaining wall, trail construction etc.; material details and pictures/drawings. Use COT planting, Regional Trail, three-rail fence, etc. details found on City web page.
- Show any site amenity details/furniture; play structures, Mutt Mitt or equivalent dog stations, benches, trash receptacles, bike racks, etc. including colors, manufacturer and item identification numbers.

Irrigation:

- The City now requires that separate irrigation construction plans prepared by a qualified professional be submitted to the Landscape Architects for review with the civil construction drawings. Design/build of irrigation systems will no longer be allowed on any development project.
- Multiple Lot commercial developments and SFA and MF developments require a separate irrigation
 meter for the common landscaping and cannot irrigate with the domestic meters. When there is no
 common detention pond or right of way landscaping the City may allow irrigation off of the domestic
 meters for each Lot on a case by case basis.

HOLLY HILLS ESTATES

TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO

MINOR DEVELOPMENT PERMIT

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SQUITH, PANGE 67 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHWEST CHARTER OF SAID SECTION 20 MONIMENTED AT THE WEST. QUARTER CORNER BY A 5-1/4 INCH ALUMINUM CAP STAMPED STANTEG PLS 230-44, AND AT THE CENTER GUARTER CORNER BY A 3-1/4 INCH ALUMINUM CAP STAMPED L5/27831, WITH THE LINE BETWEEN AGSUMED TO BEAR IN 88"07"28" E. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 20, THENCE IN OO DEGREES 35'24" W ALONG THE EAST LINE OF THE NORTHWEST GUARTER OF SAID SECTION 20, A DISTANCE OF 400,00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 4963 AT PAGE 370 OF ADAMS COUNTY RECORDS, SAID CORNER BRING

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING (6) COURSES.

- 5 89"07"Z" W, 376.76 FEET
- 6 69"0728" W. 2238 AB FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLY STREET AS DESCRIBED IN BOOK 3164 AT PAGE 58 ADAMS COUNTY RECORDS
- N 00°45'TI" W, 1979.75 ALONG GAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20
- N ASCISTOR F 26/A 59 FERT ALONG THE MORTH LINE OF THE MORTHWEST CLUBRIER TO THE MORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20
- 5 CO*39'24" E, 2238.56 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING

SAID NORTHWEST QUARTER OF SECTION 20 CONTAINS 121.21 ACRES MORE OR LESS.

ZONING:

SINGLE FAMILY DETACHED (SFD)

SITE DATA:

TOTAL SITE AREA:	5,279,798 S.F.	121,21 AC
RESIDENTIAL LOT AREA:	2,677,000 S.F.	61.46 A
DEDICATED RIGHT-OF-WAY AREA:	1,509,414 S.F.	30.06 A
LANDSCAPE AREA (TRACTS):	1,295,296 S.F.	29.69 A
MEIOHBORHOOD PARK AREA (TRACT Z):	378,636 S.F.	8.89 AC
DWELLING UNITS (RESIDENTIAL LOTS):	313 00	
DWELLING UNIT DENSITY:	258 DUIAC	

KEGURED PUBLIC LAND DEDICATIONS

((3)3 DU X 2.87 PERBONS/DU) X10.0 ACM/DOC ... 8.98 AC*

PROVIDED PUBLIC LAND DEDICATION:

TRACT Z 8.89 AC

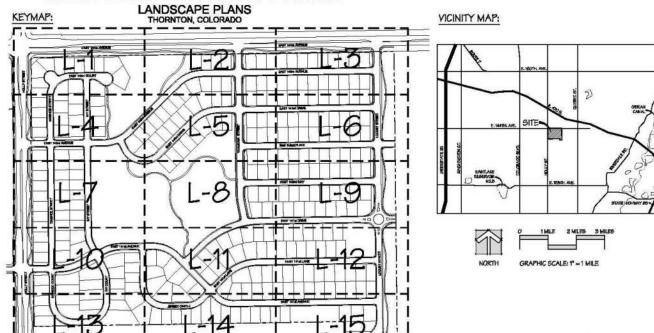
THE ADDITIONAL PARK AMENITY WITHIN TRACT 2 AND THE TRAIL CONNECTION TO THE SPRINGWALE SUBDIMISION COUNTS AS THE ADDITIONAL 0.29 ACKES OF PLD.

SUBDIVISION QUALITY ENHANCEMENTS:

- 1.) IN SINGLE FAMILY DETACHED SUBDIVISIONS, AT LEAST 25 PERCENT OF THE LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM AREA OF 7,500 EQUIARE FEET AND ALL REMAINING LOTS HAVE A MINIMUM AREA OF 6,000 EQUIARE FEET OF AREA
- 2.) THE SUBOMBION PROVIDES A DOUBLE SIDED PRIVACY FENCE WITH MASONRY COLUMNS A MAXIMUM OF 100 FEET ON CENTER ALONG ALL ABUTTING PERIMETER PUBLIC STREETS.
- 5.) THE SUDDIVISION PROVIDES PUBLIC RECREATIONAL FACILITIES IN ADDITION TO THE PUBLIC LAND DEDICATION REQUIRED BY THE CITY CODE, SUBJECT TO APPROVAL BY THE CITY. AN ADDITIONAL PARK AMENITY IS INCLUDED WITHIN TRACT Z. THE ADDITIONAL PARK AMENITY WILL BE A SPECIAL CLIMBING PLAY STRUCTURE LOCATED IN ITS OWN DESIGNATED AREA. THE DESIGNATED PLAY AREA WILL TOTAL OF MINIMUM OF \$50,000,00.

NEIGHBORHOOD PARK NOTE:

1.) THE NEIGHBORHOOD PARK WILL INCLUDE THE MINIMUM REQUIREMENTS AS OUTLINED IN THE CITY OF THORATON DESIGN STANDARDS FOR NEIGHBORHOOD PARKS, THESE ELEMENTS INCLUDE A PROGRAMMABLE FIELD, HARDSCAPE PLAY AREA, PAYLLON, PLAYGROUND, TRAIL, SITE FURNITURE, AND A BOY LANDSCAPE BUFFER FROM OTS AND AD IACENT TO STREET'S



PHASING PLAN:

NOT TO SCALE

MAKT:

LAND, AREA, TEAL, BUPPE, BUTTY / PARANGE, IRT. EARLY, LANDSCAPE AREA, TAAL, BUPPE, BUTTY / PARANGE, IRT. EARLY, LANDSCAPE AREA, TAAL, BUPPE, UITLY PASSEMBLY, UITLY PASSEMBLY, LANDSCAPE AREA, TAAL, BUPPE, UITLY PASSEMBLY, UITLY PASSEMBLY, LANDSCAPE, AREA, TAAL, BUPPE, UITLY PASSEMBLY, LANDSC THE CHARLES

LANDSCAPE TRACT SUMMARY:

NOTE: "TREAT AA WILL BE OWNED AND MANTANED BY THE METRO DISTRICT. THE AREA WITHIN THE WELL AREA, DELINEATED BY THE OF GRAIN LINK FENCE, AND THE ACCESS ROAD TO THE WELL AREA WILL SE MAINTAINED BY THE WELL

Holly Hill Estates. LLC 12460 1st. Street Eastlake, CO 80614 (303) 457-2966

4TH SUBMITTAL

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SHEET INDEX:

LANDSCAPE PLAN LANDSCAPE PLAN LANDSCAPE PLAN

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LANDSCAPE PLAN L40 LANDBOAFE FLAN

LAT LANDSCAFE PLAN

L-12 LANDSCAPE PLAN

LAS LANDSCAPERIAN L-14 LANDSCAPE PLAN

L45 LANDSCAPE PLAN L46 LANDSCAPE NOTES, PLANT SCHEDULE, CALCULATIONS & PLANTING DETAILS

L-17 FENCE DETAILS

LANDSCAPING DETAILS

LAS ENTRY MONUMENT & RETAINING WALL

SITE FURNITURE & TYPICAL NOMBUAL LOT

LANDSCAPE PLAN

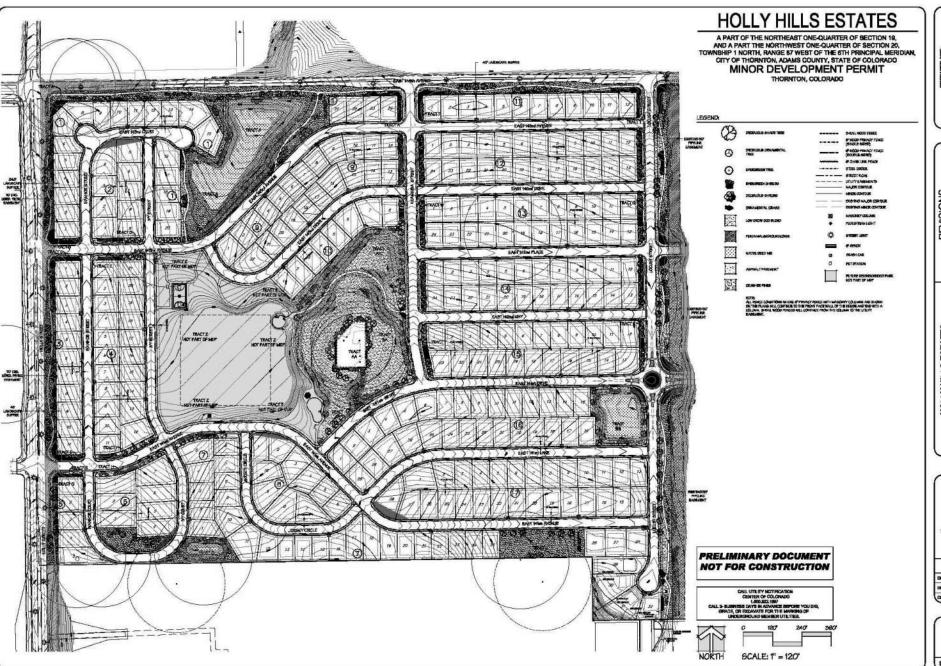
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REVISIONS:	
2ND SUBMITTAL	08-08-2008

APRIL 12,	2006
REVISIONS:	
2ND SUBMITTAL	06-06-2008
3RD SUBMITTAL	10-31-2008

01-22-2009



Holly Hill Estates, LLC 12450 18. Street Eastlake, CO 80614 (303) 457-2966

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OVERALL LANDSCAPE PLAN

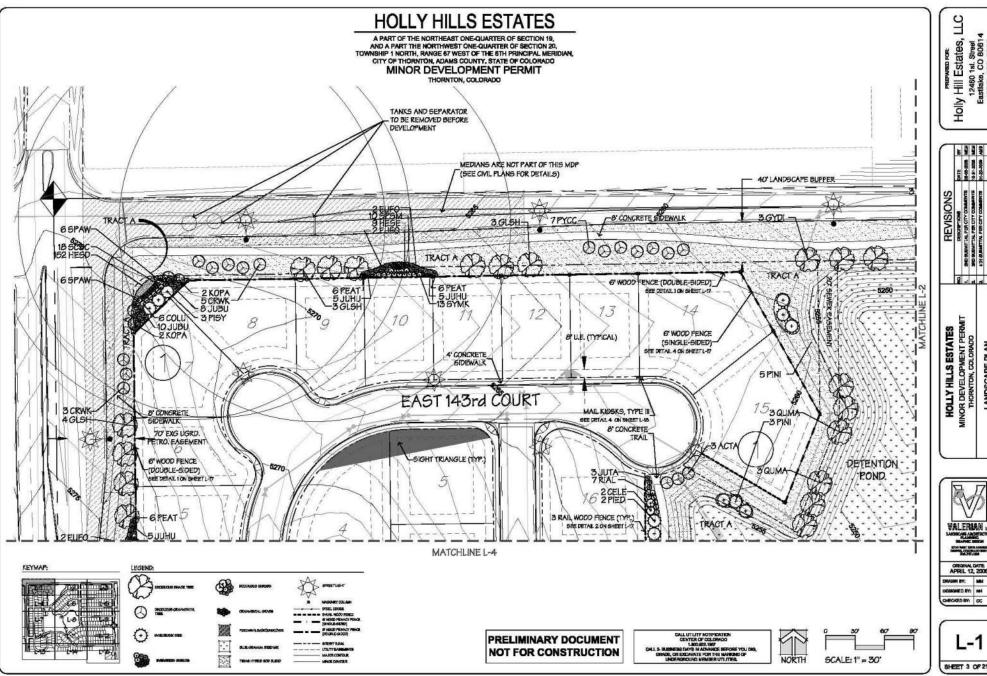


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ORIGINAL DATE APRIL 12, 2008 DRAWN BY: MM

DESIGNED BY: NH
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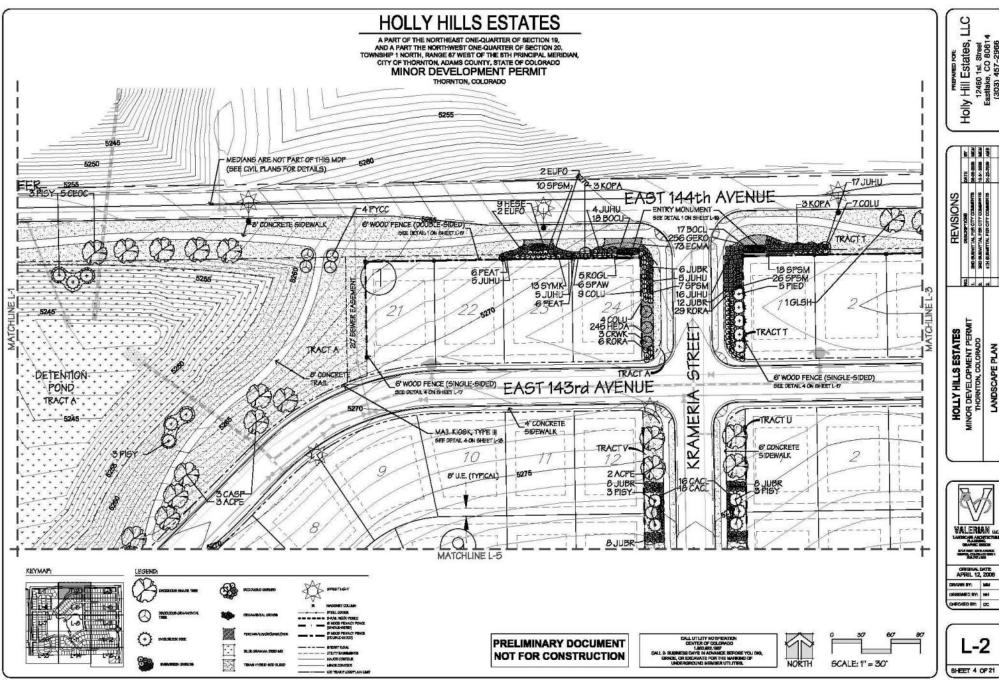


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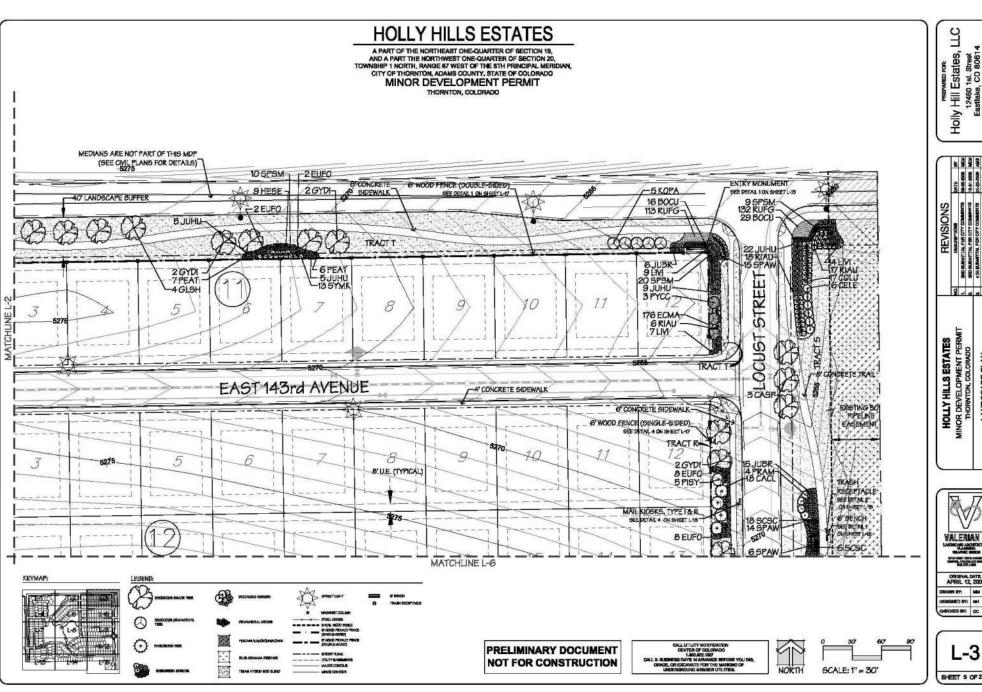
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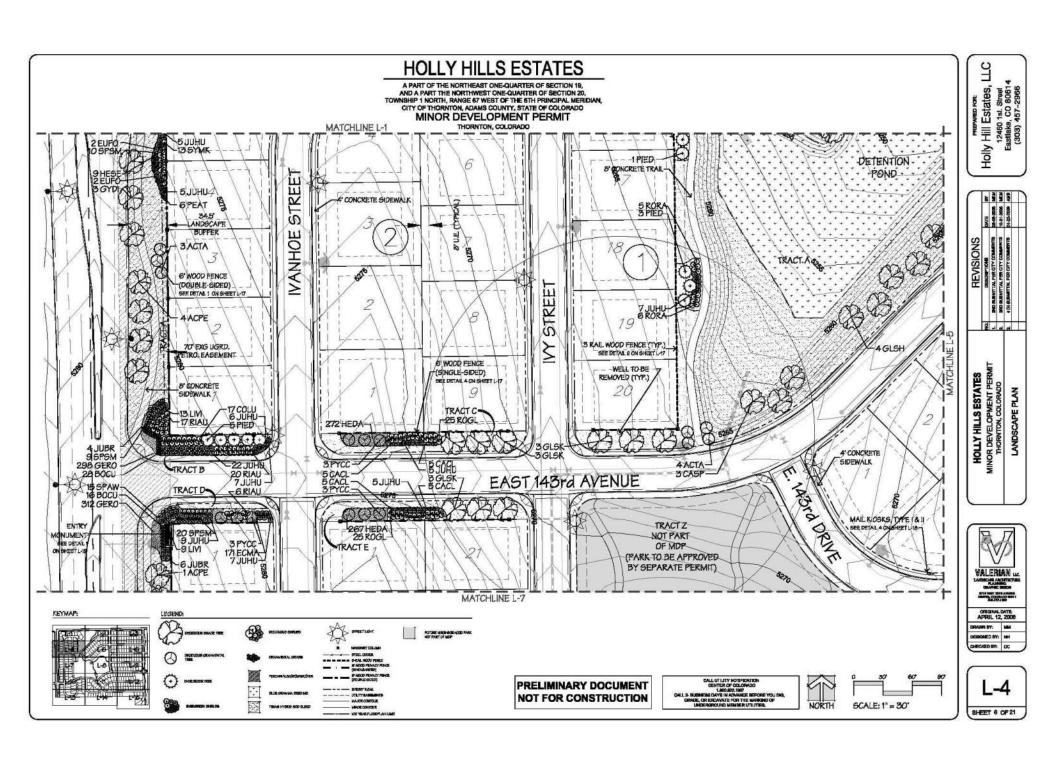
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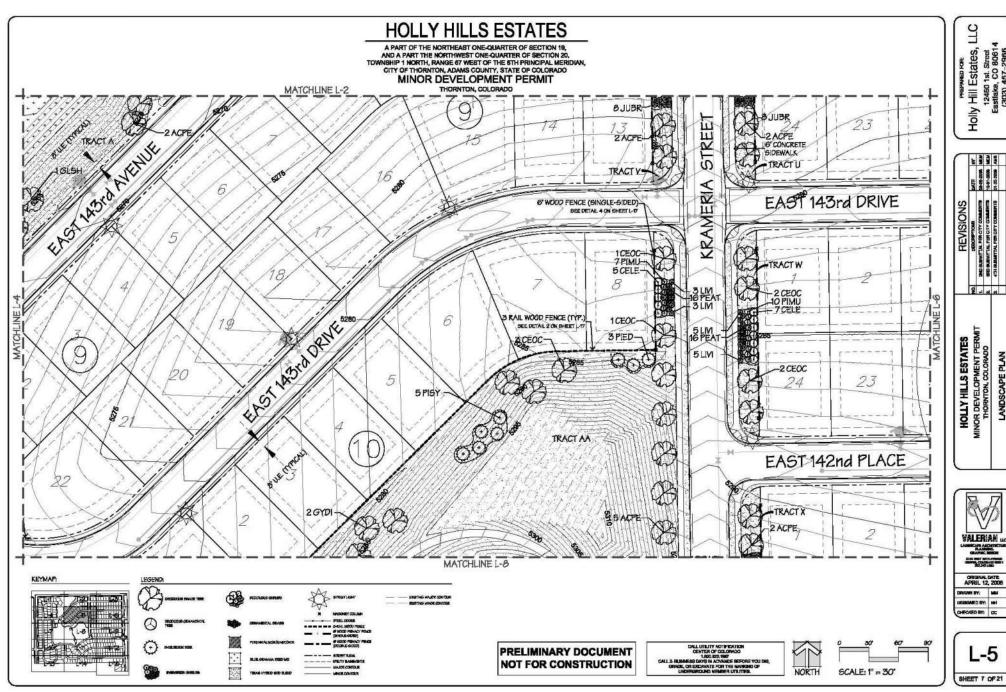
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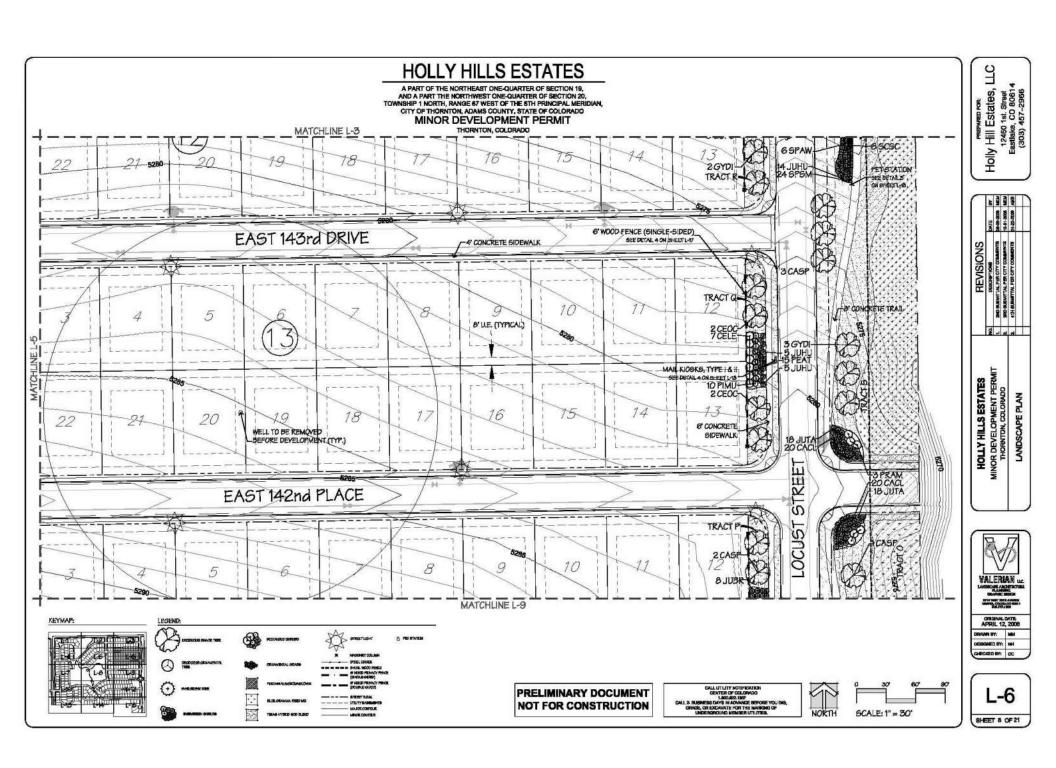


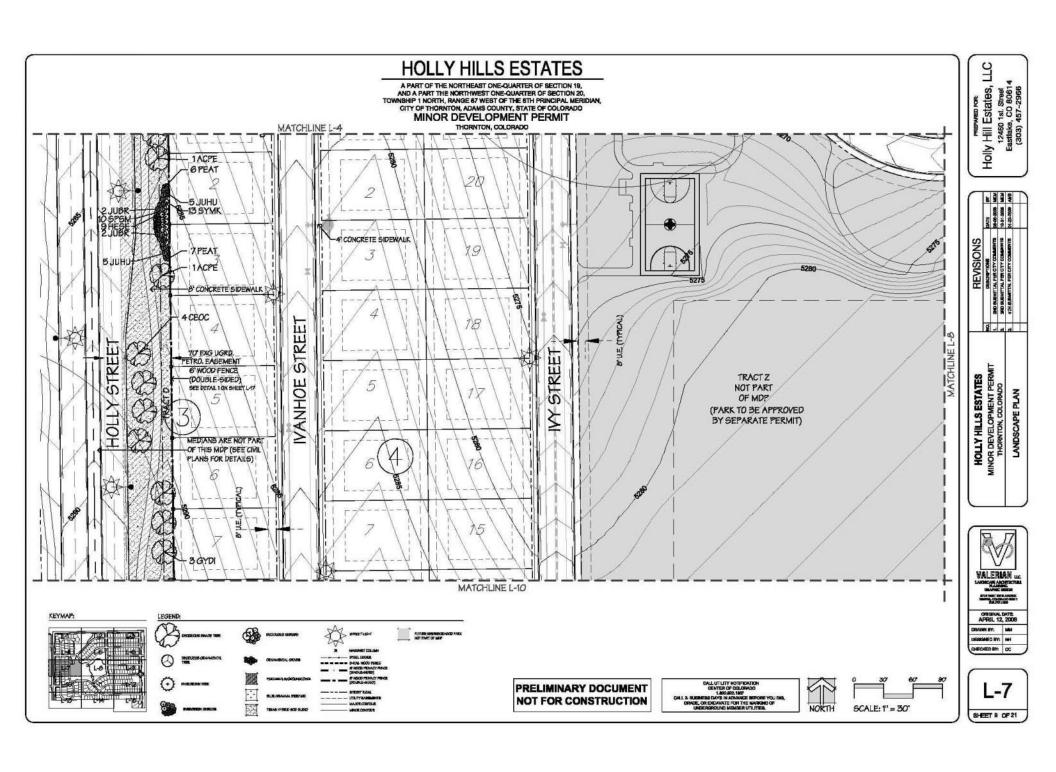
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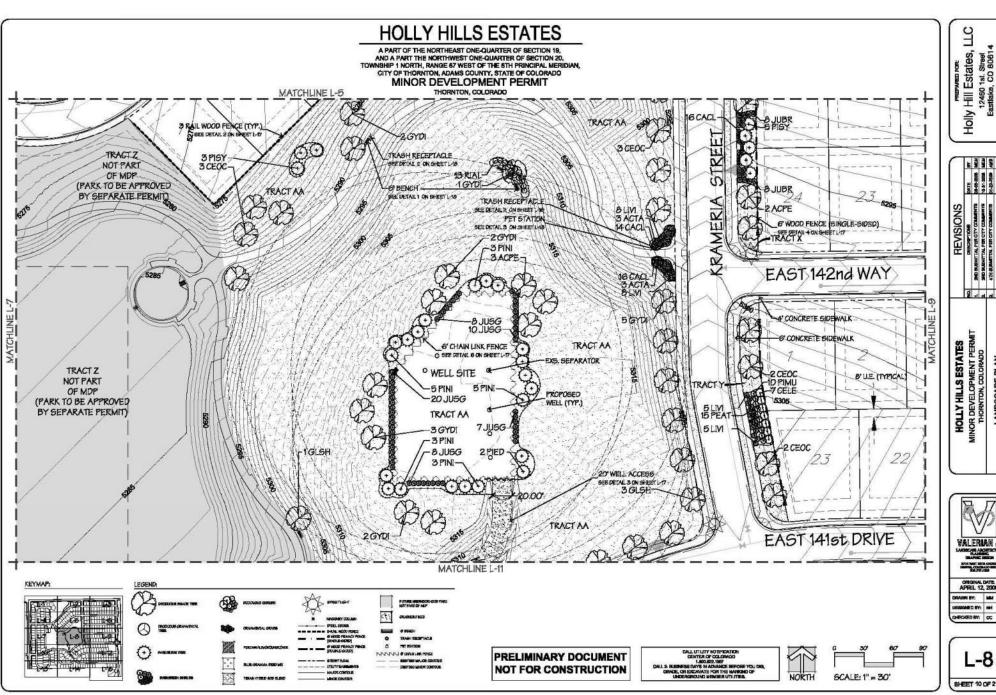
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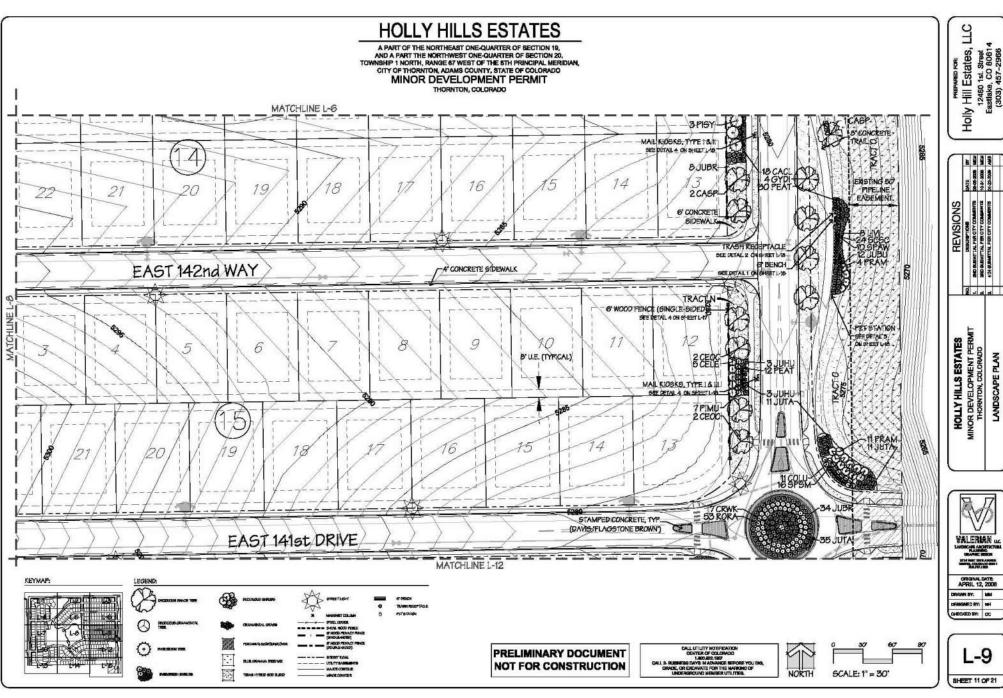


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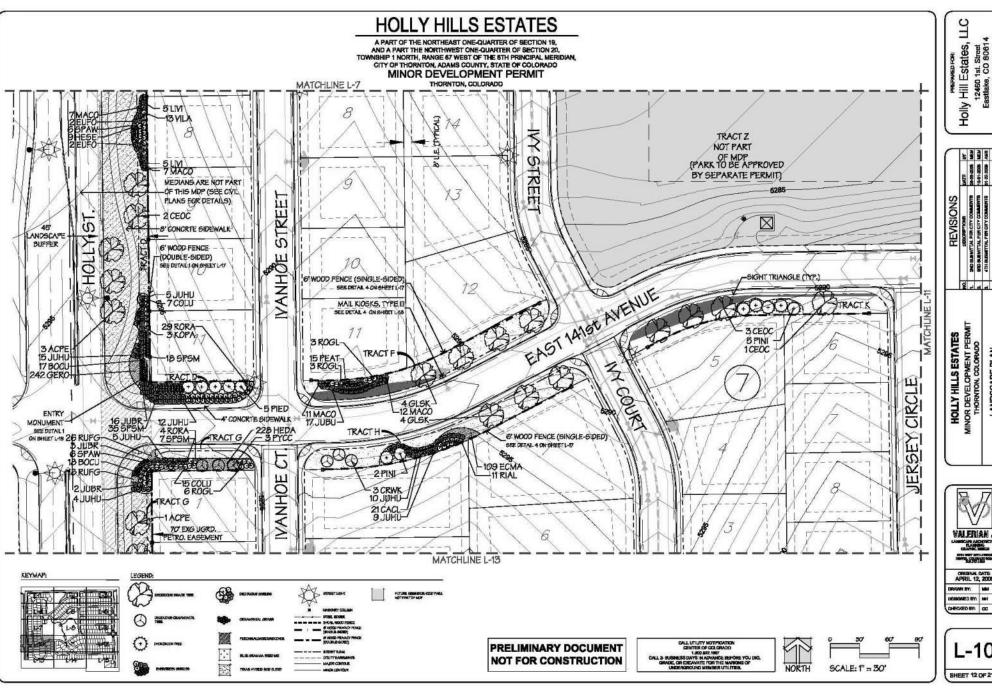
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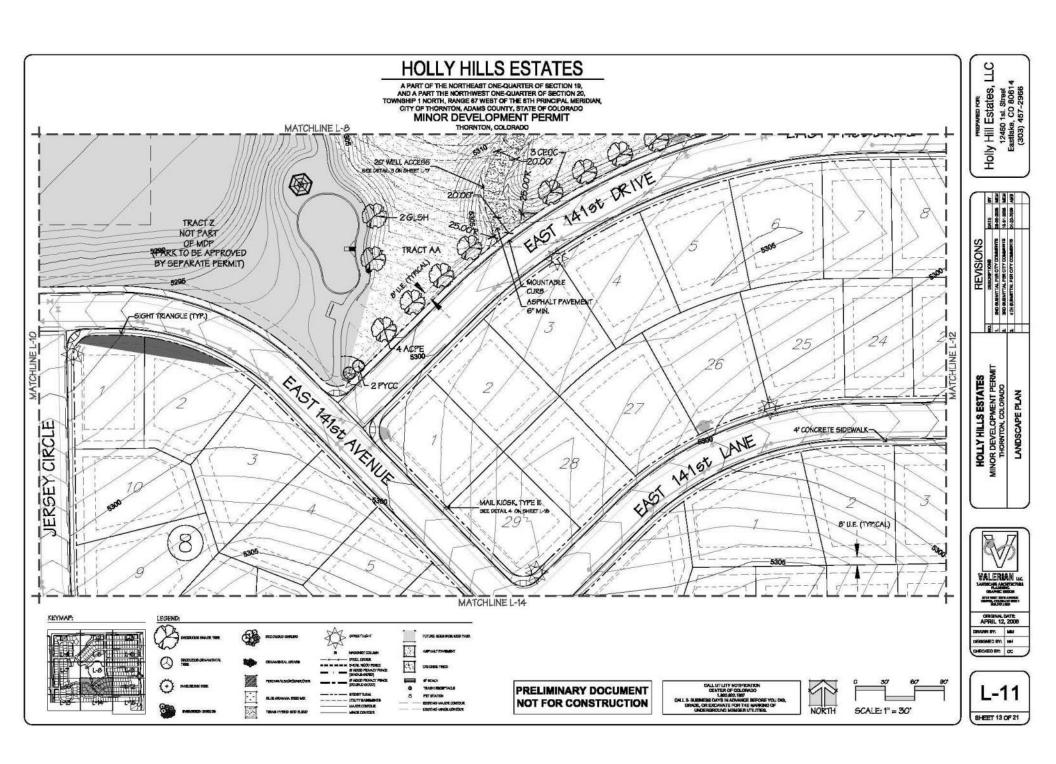


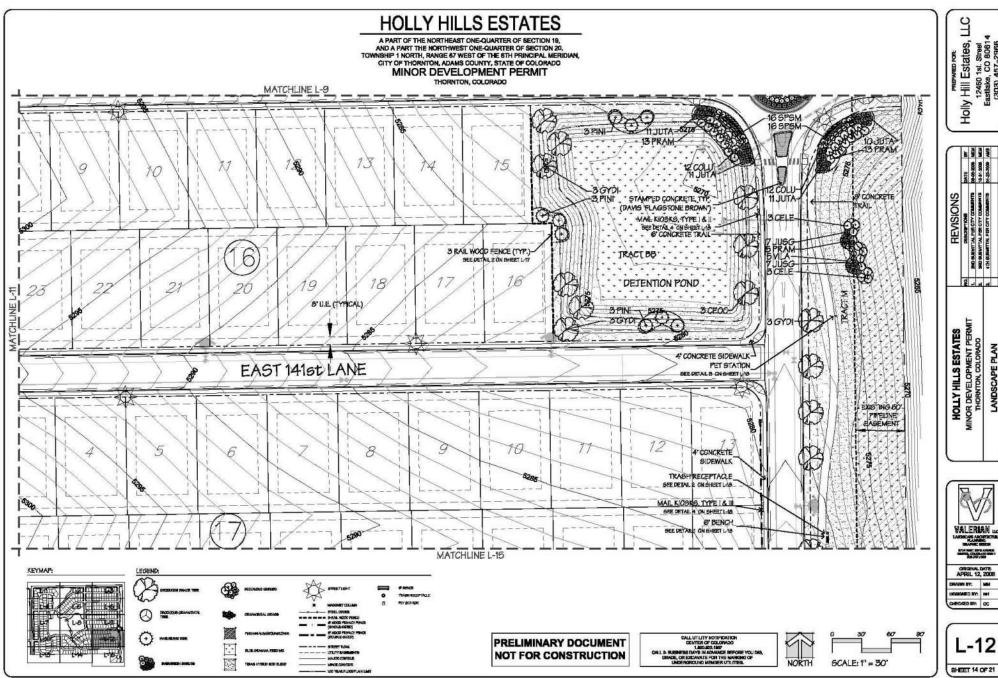
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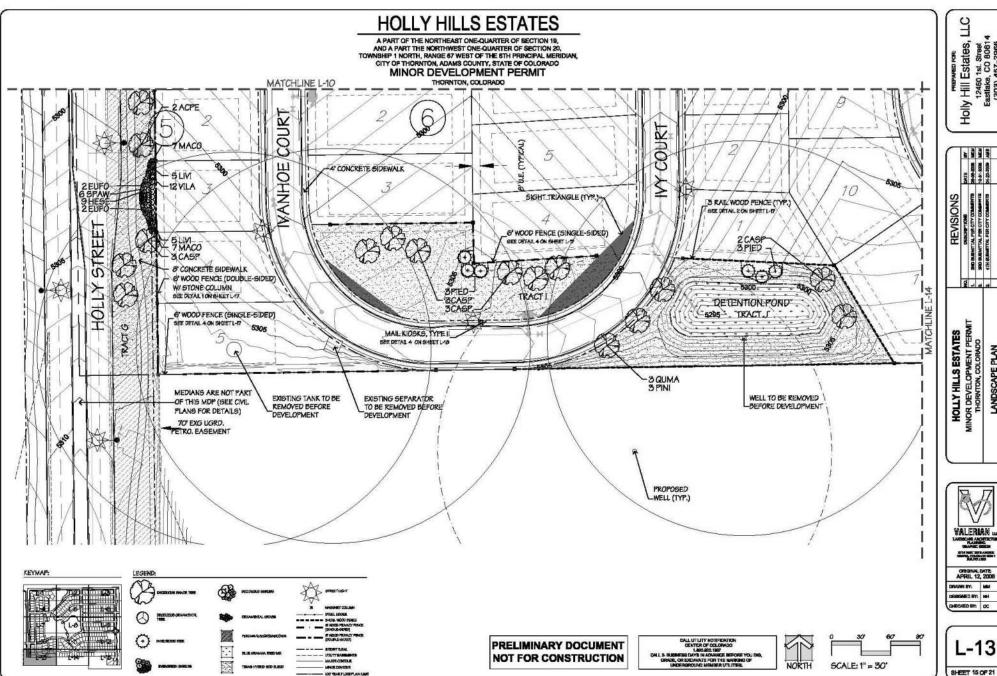
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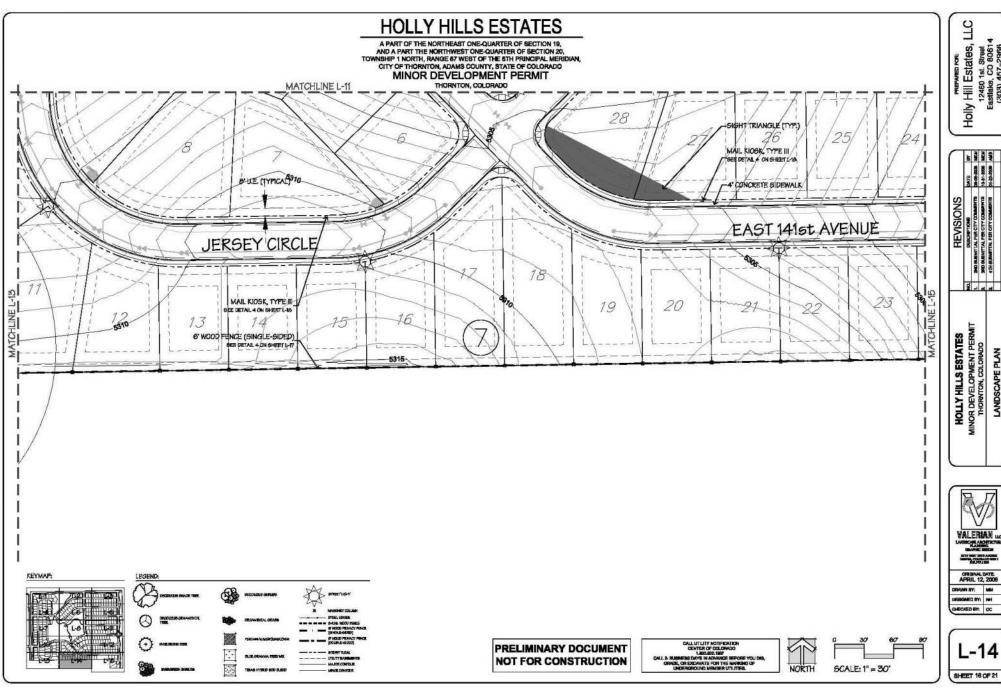
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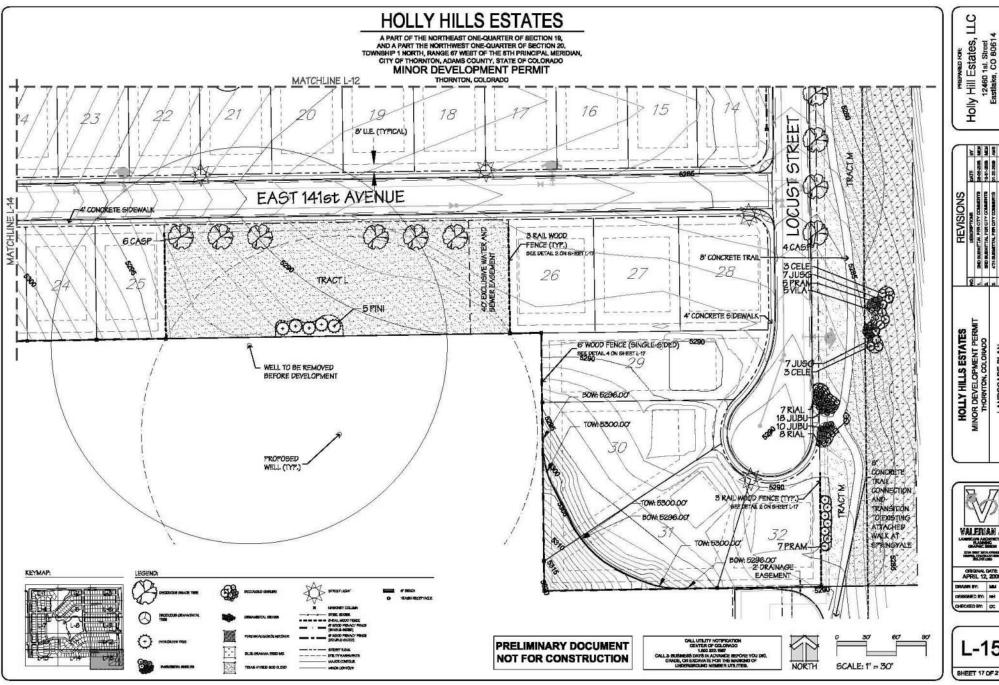


Holly Hill Estates, LLC 12450 18. Street Eastlake, CO 80614 (303) 457-2966









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L-15 SHEET 17 OF 21

CALL UTILITY NOTIFICATION CENTER OF COLUMNOO

1.800.482.1887

CALL 3- BLBINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRADE, DIE EXCANATE FOR THE MARKING OF
UNDESCROUND NEXISSER UTILITIES.

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

- BOIL TORGANIC MATTER SHALL CONSIST OF CLASS FOR CLASS I COMPOST, ALL ORGANIC MATTER SHALL SE FREE OF LIVE
- WEED GEEDS AND FEW RESS, SHIZURS, ALL PLANT BEDS AND AREAS TO BE SEEDED OR SOODED SHALL INCLUDE SOU. PEFARATION FOR RESS, SHIZURS, ALL PLANT BEDS AND AREAS TO BE SEEDED OR SOODED SHALL INCLUDE OXISANG MATER ADORD AT A RATE OF FIRE CLIBIC YARDS FOR ONE THOUSAND SQUARE FEET AND TILLED SK INCHES INTO THE BOLL. THE CLIBIC YARDS OF COMPOST FOR THE SITE 59 4,280 CY.
- INTO THE SOLE. THE CLIENT FAMES OF COMPRISE FOR THE SHE IS AVAILABLE. THE FOOD SQUARE FEET, THEN COMPACT TO BOTH WHEN DOING HE AMENDMENT, THESE POOR THE MEDICAL WHITH A CHIEF WARD FEET OF SHE FOR THE SOLE FROM THE TOP STEET COMPRISELY PROMITED FOR THE MOUNT FROM THE TOP STEET COMPRISELY PROMITED FOR THE MOUNT FROM THE TOP STEET COMPRISELY PROMITED FOR THE MOUNT FROM THE MOUNT FROM THE TOP STEET COMPRISELY PROMITED FOR THE MOUNT FROM THE MOUNT FROM THE MOUNT FROM THE TOP STEET COMPRISELY PROMITED FROM THE MOUNT FROM THE MOUNT

- RUGATION
 1. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM INSTALLED WITH SEPARATE ZONES UNLESS CHERRIES OFFED ON THE PLANS, CONTRACTOR SHILL PROVIDE STREAM AND/OR KEDTOR REGISTROY TO JUAN AREAS, DRIP (OR CHIER LOW WATER USE BEILDWILLING) REGISTROY TO PLANT BED AREAS, INDICATION PLANS SHALL SE DESIGNED IN ACCORDANCE WITH STANDANDS AND STREET, CATALOG THE CITY OF THORNTON.
- 2. ALL NATIVE SEED AREAS ARE TO HAVE PERMANENT IRRIGATION. 2. IRRIGATION BY STEM TO HAVE RAIN SHUT OFF.

- MULCH: T. ALT PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF P-V2" COBBLE MULCH WITH GEOTEXTILE FADRIC AS A WEED
- DAKKER.

 2. TREES AND SHRUBS IN SCO OK NATIVE AREAS 3" DEPTH CEDAR FIBER MULCH AS SPECIFIED ON PLANTING DETAILS.

EDGER: $^{\prime\prime}$ ALL EDGER SHALL BE GREEN RYERSON STEEL OR APPROVED EQUAL BY THE CITY OF THORNTON.

802. T. 300 Shall be a texas hydro "Thermal Blue" or Equal. 2. All 300 installed in Row. Areas between 8.0.C. and sidemals shall be a texas hydro "Thermal Blue" or

- MANTONIACE:

 THERE DIVIDENCE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON LANDSCAPING.

 HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RIGHT-OF-WAY LANDSCAPING.

 THE AREA INSIDE OF THE CHANLING PENCE, WITHIN TRACT AS, TO BE MAINTINNED BY WELL COMPANY OR HOA, PER BUSHYACE USE ASSESSMENT.
- 4. WELL ACCESS DRIVE IN TRACT AA TO SE MAINTAINED BY WELL COMPANY OR HOA, PER SURFACE USE AGREEMENT.

LANDSCAFE SCREENING.
1. UTILITY BOXES NOT SHOWN ON THE MOP MAY REQUIRE LANDSCAFE SCREENING AT THE TIME OF THE LANDSCAFE. INSTALLATION.

PRE-CONSTRUCTION:

1. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY OF THORNTON LANDSCAPE. ARCHITECTS PRIOR TO CONSTRUCTION.

PLANTING NOTE 1. PLANT DECOLOUS TREES MINIMUM 8', EVERGREEN TREES MINIMUM 10' AND SHRUSS 4' OR $\frac{1}{4}$ MATURE WIDTH

DETENTION FOND NOTES:

1. THE DETENTION FOND SHALL SE ON A PERMANENT PRESIDENCE SYSTEM ZONED SEPARATE FROM SURROUNDING SOCI 2. THE DETENTION FOND SHALL BE SEEDED WITH A BLUE GRAMMA SEED MIX SOD & DOWN SLOTED SIDES AND SEED & UT SLOPED SIDE AND ENTIRE BOTTOM OF POND.

SIGN NOTE:

1. ALL SIGNS ARE BY SEPARATE PEXMIT. NO APPROVAL FOR SIGNS OR THEIR LOCATIONS IS PROVIDED WITH THE MINOR. DEVELOPMENT PERMIT. BIGNS REQUIRE A SETBACK EQUAL TO THEIR HEIGHT OR B FEET, WHICHEYER IS MORE

LANDSCAPE REQUIREMENTS:

DESCRIPTION	5.F./LF.	FORMULA	TOTAL OTY, REG.	TOTAL QTY, PROV.
ON-BITE	565,274 B.F.	1TE/4000 S.F.	142 T.E.	203 TREED & 1,446 SHRUBS = 347.6 T.E.
PUBLIC RIGHT-OF-WAYS	8,667 LF.	15 TE/50 LE	260 TE	179 TREES & 816 SHRUBS = 260.5 T.E.
DETENTION POND	136,898 B.F.	11E/4,000 BF.	361.E.	41 TREES & 65 SHRUBS = 47.5T.E.
KOUND-A-DOUT	198 LF. 5,17 9.F.	11E/60LF& 21E/4005F	20 T.E.	7 TREES & 122 SHRUDS = 19.2 T.E.
TOTAL	861,987 S.F.	NA .	46/ T.E.	430 TREES & 2,446 SHRUCS = 674.6 T.E

- NOTES:

 1.) ALL SQUAXE RODTAGE, LINEAR RODTAGES AND THEE BOUNALENTS ARE ROUNDED TO THE MEAREST NHOLE NUMBER.

 2.) ONE (1) T.E. (TREE EQUIYALENT) EQUALS ONE (1) TIXEE OR TEN (VD) & GAL. SHRUDS OR TWENTY (20) 1 GAL. ORANAMENTAL STRABEDS.

 2.) SHRUD STRALS ALSO INCLUDE CRIMAMENTAL GRASS TOTALS.

BLUE GRAMMA SEED MIX: TEXAS HYBRID SOD BLEND:

(SEED SHALL BE TO THE CITY OF THORNTON STANDARDS AND SPECIFICATIONS)

14	SPECES	PLS#/ACKE	
	BILLIE GRAMMA	8 LB6.	
	BUFFALO GRASS	37 LB6.	
		46.0 LOS/PLS#IAC	

TEXAS HYBRO BLUE GRASS THERMAL BLUE OR EQUAL (OR PER CITY OF THORNTON RECOMMENDATION)

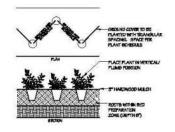
HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19, AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO MINOR DEVELOPMENT PERMIT

THORNTON, COLORADO

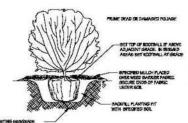
PLANT SCHEDULE:

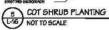
SYM	ary.	TAG	COMMON NAME	SCIENTIFIC NAME		SIZE	WATER REQ.	TE
la wood		u sezintere	TREES - TOTAL: 231					
DECIDE	40	ACPE	EMERALD CUEEN MAPLE	ACER PLATANOIDES TEMERALD QUEEN		2" 565	MCDERATE	40
~	39	CAST	WESTERN CATALPA	CATALPA SPECIOSA		2" 080	ULTRA-LOW	33
NA	140	CEOC				2" 060		
			WESTERN HACKBERRY	CELTIS OCCIDENTALIS	SUSPECT		ULTRA-LOW	48
1	726	GLSH	SHADEMASTER HONEYLOGUST	GLEDITSIA TRIACANTHOS INERMIS SHADE			ULTRA-LOW	26
un	17	GLBK	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLIN	E.	2" 555	ULTRA-LOW	17
	52	GYDI	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA		2" 565	ULTRA-LOW	82
	9	QUMA	BURR GAK	QUERCUS MACROCARPA		2" 565	ULTRA-LOW	221
EYERG	REEN	TREES	- TOTAL: 116					-
	82	MED	PINON PINE	PINUS EDULIS		8' HT.	ULTRA-LOW	32
ATT.	48	PINI	AUSTRIAN TINE	PINUE NIGRA		B' HT.	ULTRA-LOW	48
1723	36	MBY	SCOTCH PINE	PINUS SYLYESTRIS		B' HT.	MODERATE	56
DECIDU	ous	ORNAN	MENTAL TREES - TOTAL: 83					116
	16	ACTA	TARTARIAN MAPLE	ACER TATARICUM		2" 565	LOW	16
0	21	CRAK	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS WINTER KING		2" D&D	MODERATE	21
0	18	KOPA	GOLDENRAIN TREE	KOELREUTERIA PANICULATA		2" 565	ULTRA-LOW	18
(0.50)	28	PYCC	CHANTICLEER PEAR	PYRUS GALLERYANA		2 565	MODERATE	28
EVERG	REEN	SHRUE	36 - TOTAL: 964					88
	122	LM	GOLDEN VICARY PRIMET	LIGHSTRUM XVICARYI		6 GAL	MODERATE	122
(COm	40	EUFO	EMERALD GAILTY ELIONYMUS	EUONYMUS FORTUNET TEMERALD GAIRTY		5 GAL	LOW	4.0
2000	172	JUBE	BROADMOOR JUNIPER	JUNITERUS BABINA 'SKOADMOOR'		5 GAL	LOW	17.2
-	75	JUBU				5 GAL		
			BUFFALO JUNIPER	JUNIPERUS SABINA BUFFALO			LOW	7.5
	284	JUHU	HUGHES JUNPER	JUNIPERUS HORIZONTALIS HUGHES!		BOAL.	LOW	28
	159	JUTA	TAMMY JUNIPER	JUNIFERUS SABINA TAMARISCIFOLIA"		5 GAL	LON	10.4
	81	JUSG	SEA GREEN JUNIPER	JUNIPERUS X MEDIA "SEA GREEN"		5 GAL	LON	11.6
	44	PIMU	TANNENBAUM MUGO PINE	PINUS MUGO TANNENBAUM		5 GAL	LOW	44
DECIDU	IOUS	SHRUB	6 - TOTAL: 1,478					50
	187	CACL	BLUE MIST SPIREA	CARYOPTERIS X CLANDONEMSIS		5 GAL	ULTRA-LOW	19.7
	51	CELE	CURLLEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS		EGAL.	ULTRA-LOW	5.1
	177	COLU	PEKING COTONEAGTER	COTONEASTER LUCIDUS		5 GAL	LOW	11.7
						BGAL		5.1
0	61	MACO	COMPACT OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM "COMPACTA"			LOW	
COM.	101	PEAT	klubbian bage	PEROVEKIA ATKIPLICIFOLIA		5 GAL	ULTRA-LOW	18.1
0.00	65	PRAM	AMERICAN WILD PLUM	PRUNUG AMERICANA		5 GAL	ULTRA-LOW	8.0
77.7	46	RIAL	ALPINE CURRANT	RIBES ALPINUM		6 GAL	LOW	4.0
	84	RIAL	YELLOW FLOWERING CURRANT	RIBES AUREUM		5 GAL	ULTRA-LOW	8.4
	67	ROSL	REDLEAF BHRUB ROBE	KOBA GLAUCA		5 GAL	LOW	6.7
	152	RORA	KNOCKOUT ROBE	ROSA TADRAZZ		5 GAL	LOW	13.2
	96	SPAW	ANTHONY WATERER SPIREA	SPIKEA JAPONICA 'ANTHONY WATEREK		6 GAL	LON	9.6
						EGAL.		29.
	291	BPBM	SNOWMOUND BYTKEA	BPIKEA NIPPONICA BNOWMOUND			LOW	
	66	BYMK.	MISS KIM LILAC	SYKINGA PATULA 'MISE KIM'		5 GAL	LOW	6.5
	20	MLA	WAYFARING VIBURNUM	YERURNUM LANTANA		5 GAL	LOW	3.5
ORNAM	ENTA	L GRA	59 - TOTAL: 285					.5.20
	159	BOCU	BLUE GRAMA GRABE	BOUTLELOUA GRACILIS		1GAL	LOW	7.9
1,2407	63	HEBE	DLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS		1GAL	LOW	5.1
-	66	SCSC	LITTLE BLUESTEM	BCHIZACHYKUM BCOPARIUM		1GAL	ULTRA-LOW	33
		EPENN	IAL GROUND COVER - TOTAL: 3					14.2
UNKLIN	529	ECMA	PURPLE CONSPLOYER - 10 (AL: 2)		PACING 5" O.C.	AP POTE	MODERATE	NA
(CEC)	1,108							
6.00			GERANUM ROZANNE		Z 0.C.	4" POTS		NA
-	1,012	HEDA	DAYLLY		B" O.C.	1 GAL	LOW	NA
	152	HE5D	MOUNTAIN BASKET OF GOLD		200	4 POTS	LOW	NA
	280	RUPG	BLACK EYED SUSAN	RUPBISCKIA FULGIDA 'GOLDSTRUM'	2.0°	4º POTS	LOW	NA
NOTES				Personal Control of Co			(44,44)	0770

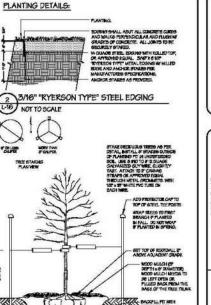


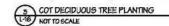
L. IN CASE OF DISCREPANCY DETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

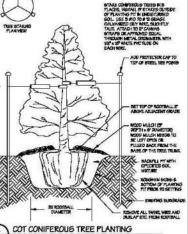












COT CONIFEROUS TREE PLANTING
L-16 NOT TO SCALE

EC Estates, 12460 1st. Street Eastlake, CO 80614 (303) 457-2966 E Holly



ACUGHEN SCHOOL

ENGINE ALL THINE, MIKE AND URLAP ETC. FROM ROOTBALL



L-16 SHEET 18 OF 21

CHECKED BY: CC

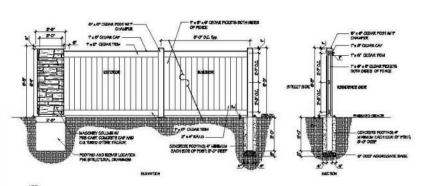
CALL UTILITY NOTIFICATION CENTER OF COLCAMON
1,800.622.1987
CALL 8- BURNESS DAYS IN ADVANCE BEFORE YOU DRO
GRADE, OR EXCAVATE FOR THE MARRING OF UNDERGROUND NEWBER UTILITIES.

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION

HOLLY HILLS ESTATES

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THORNTON, COLORADO



MOTES

1) ALL CONNECTIONS SHALL BE WADE USING GALMANZED WOOD SCREWS OR
APPROVED PRICAL LINURES OTHERWISE MOTED ON THE FLANS.
2.) ALL REGURES PERMITS SHALL BE COTAINED PRICK TO CONSTRUCTION OF

PERCZ.

3) THE DOUBLE-BURD OF HOOD PROVICE PENCE WITH STONE COLUMNS IS DILLY
1.02/THE DALCHIS PERCHETER ROLLOS (HOLLY INTREE! AND EAST MACH APPLIE).

6' WOOD PRIVACY FENCE - DOUBLE-SIDED W/ MASONRY COLUMN

(1-17) SCALE: 3/8" = T-0"

ambanch indere de ingen eigen Bern an Chadhage bar ite 12° 1 g. Garmanistel Comhersone milite en eyz bar is imbeninie PRINCE STREPS CRUSHER FINES OR UP 10) WE ROCK UNLESS OTHERWARE

G) MARKENBERGER TENNING BHALL DE CETANED FEACE TO CONSTRUCTION OF FERCE.

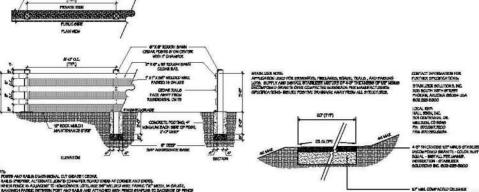
5) ALL ROUGHEST FENNING BHALL DE CETANED FEACE TO CONSTRUCTION OF FERCE.

5) ALL ROUGHESCO FERCE IS DICK Y LOCATED ALIDIA SEAR AND EXCHANGE SHAT.

AREA ANALOGED FEACE IS DICK STATE.

6) METAL EXPONO SHALL NOT DE UNED ALIGHO SEARCE OF MARKENWEZ OTEM AND IT INFESTS OF

2 3-RAIL WOOD FENCE-COT STANDARD W/ MAINTENANCE STRIP

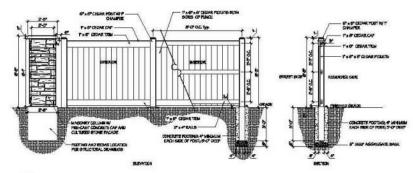


THE COMPACTED EXCEPTS.

THES TO SOL PROCTOR DENSITY. SHA
MINIT REQ. DOSMINITS FOR THE STATE

DEPARTMENT OF HER-MAYER CLASS (...)

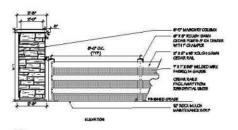
3 WELL ACCESS ROAD SCALE: 1/2" = 1'-0"



s. Husile-Bidded Bywnod Prinady Pience is only located Along Interior. I Romos Geart Hend Ambrie and Part Hord Arbust.

6' WOOD PRIVACY FENCE - SINGLE-SIDED W/ MASONRY COLUMN

6' WOOD PRIVACE SCALE: 5/8" = 1"-0"

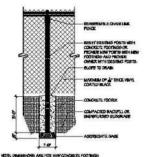


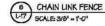
NOTINE

1) SI SIF DIFFOR RAIL ESINCE CHALL SIZ INSCALLED TO ARBIT CHI CIANTIZE WITH LANCOMEY
COLLINH WITH A "F HIBL DISTANCE DETWICEN EDIGE OF MARCHIEY COLLINE AND
THE DISTRICT OF MARCHIEF OF SIZ CHIN MAY THEN THE TOTAL

2) MACHIN AND 2" MARKEDANCE SITTE MALL SIZ INSCRIBED FOR 8 ME OF SIX XALL PICHCLE.

5 TRANSITION BETWEEN FENCE TYPES SCALE: 3/8" = 1-0"





Estates, 12460 1st. Street Eastlake, CO 80614 (303) 457-2966 Holly Hill E 6000

HOLLY HILLS ESTATES	700	REVISIONS	0	
The state of the s	ě	DESCRIPTIONS	DATE	-
MINOR DEVELOPMENT PERMIT	+	20 DUBUTTAL PER CITY COLLECTS	D8-08-2026	-
THORNTON, COLORADO	ei	250 SABNITAL PER CITY COMMENTS	10.81.2036	
	ď	4TH SUBMITTAL PER CITY COMMENTS	01-22-2008	•
FENCE DETAILS				Н
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QUIL UTILITY HOTPROATED CENTER OF COLORADO 1 MERCES 1887 BURNESS DOMEN AUDIGNOS TOU DIO, NUE, OR EXCANOTE FOR THE IMPROVE OF

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION

HOLLY HILLS ESTATES

A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 18, AND A PART THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP I NORTH, RANGE 87 WEST OF THE 8TH PRINCIPAL MERIDIAN, CITY OF THORNTON, ADAMS COUNTY, STATE OF COLORADO MINOR DEVELOPMENT PERMIT THORNTON, COLORADO

SITE FURNITURE DETAILS:



MOTIONS

9 METALLATISH TO BE CONFLIGHED IN ACCESSABLE HITH
MANUFACTURESS OF OPERATIONS

2) FREDOMENO & GUNDALE MANUFACTURES SHOCK WITH MACK
OF NOWMEN YOULD COMENTATIVE SERVING OWNERS

FATTERING ALC PLANTING COLINE GROUND

FATTERING ALC PLANTING COLINE (SINCE)

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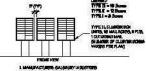


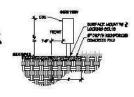
AND THE MAN AND THE OF BECOME WHITE ON ACCOMPANION THE MAN AND ACCOMPANION THE MAN AND ACCOMPANION ON A COMPANION OF THE MAN AND ACCOMPANION OF THE MAN AND

2 55 GALLON TRASH RECEPTACLE

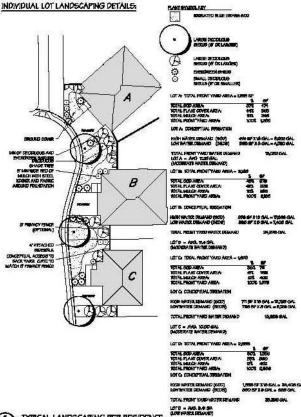




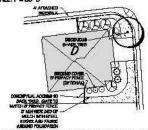




4 MAIL KIOSK 5CALE 144 = 1-0"



5 TYPICAL LANDSCAPING PER REGIDENCE 148 SCALE: T = 50-0



6 TYPICAL LANDSCAPING PER RESIDENCE - CORNER LOT 18 SCALE 1" = 30-0"

DOTABLE HAME	COLUMN NAME	HEIGHT X MOVEH
DHASE TRANS		
ACES RECORDO: "BEHANDON ACES RECORDO" SERVINADO ACES RAFINADO ACES RECORDO ACES REC	BESTANDER HERE LIERA HERBOYN HAPPLE YEARDALD GLIEBET HARD THEN CANDATA HYCKERSELD HARD HORSELD H	40-60 1250 40 40-60 1250 40 50-60 1250 40 40-80 125 40-80 40-60 1250-40 50-60 1250-40 50-60 1250-40 40-60 1250-40 40-60 1250-40 60-76 140-40 60-76 140-40
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SAME T CAMBRION	suide rela	YARROWNE GLETINE
HOSEA	ALIEUSAN PINE	40-50 130-40
BOTTEN ING	SCOTCH PINE	20-20-X27-27

BLACK CHCHENEUT BADDESKY WARDTESS BUILD WEST OF BUILD WITH BETTER BY THE BUILD BUTTER BY THE BUTTER BUTTER

PEATHER REED GRASS

HALLES	ONCE	SOC PERIO	TALL
		10777	

BUDGLISA ALTERNAPOLIA VAKSISITEM	
BUDGMUA DAVICE	
CARAGONIA ARROGERAÇÃO	
CONDMEASTER LICENSES	
CALENIE X AVERAGE	
PORSERGIOLA NEIGLEGOCALIA	
HERBOUR BYRLACUS	
E/E TENTEN ALANE W	
LISTATILIA YIA GATETATATORE	
MANDRA AGUPOLIUM	
PROLADELINESS CONZAGRADO	
PAYROCASPIN CRIMPOLIS	
PERSONAL TRANSPORTA	
ENVANCES PRANCILLA "COLLEGUADO"	
DANIEL SALES	
ETRA .	

SHALIMA LIKIPLEY ANK PERET TALL

PERSONAL PROPERTY OF

26-00' 126-00' 26-45' 112-05' 3' 126 (STEWNS

POTION
DOWNSHIP
DOWNS

4824 212-818 34146 4-814-5 (B 4-21 1-612-4 1-612-4 222

3-518-6 515 515 216-414

2-828-07 2-828-8 635 4-828-8 4-828-8 4-828-8 228-8 228-8 228-8

422 TXT 2226 3-62 V-624 XF

7 TYPICAL FRONT YARD LANDSCAPING SCHEDULE

2 Holly Hill Estates, L 12460 1st Street Eastlake, CO 80614 (303) 457-2968

HOLLY HILLS ESTATES	-	REVISIONS		
Frank France in Co occur.	ğ	DESCRIPTIONS	DATE	
MINUT DEVELOPMENT PERMIT	-	20 NIGHTIAL PER CITY CONSIDERS	E-10-10	•
THORNTON, COLORADO		SHOW MANATTAL PIRE GITY OCSAPRATE	10-01-0809	Ì
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LANDSCAPING DETAILS				1





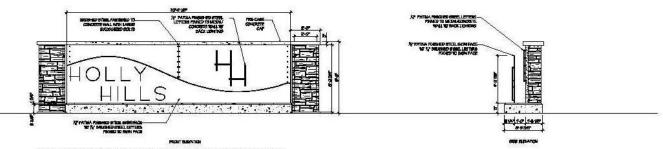
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OALL LITELITY NOTIFICATION
CONTINE OF COLUMNO
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1.000.023.000
CALL & BURNESS DAYS IN ADVANCE SETORE YOU DISL
CONDE, OR EDECORTE FOR THE MARGING OF
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PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION

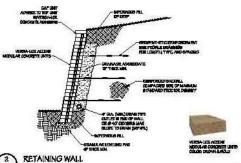
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ENTRY MONUMENT



RETAINING WALL B SCALE: N.T.G. Holly Hill Estates, LLC 12460 1st Street Essitates, CO 50514







CHECKER BAL: 00



Rezoning/Zoning Amendments \$695

(round up to the next whole acre)

Planned Development Zoning \$695, plus

PD Zoning Amendment (Administrative)

Zoning (Z)

\$15/acre

CITY DEVELOPMENT DEPARTMENT 303-538-7295

developmentsubmittals@ThorntonCO.gov

☐ Construction Drawings (CDs) (No Fee)

(Additional Application Required here)

☐ Floodplain Development Permit \$600

☐ Grading and Erosion Control (No Fee)

Pond Certificates (No Fee)

Engineering

APPLICATION FORM – CHECK TYPE OF REQUEST BELOW:

Comprehensive Plan Amendment (SPCD)

Specific Use Permit (D.P. Required) \$115

☐ Comp Plan Amendment \$350

Development Permit \$580

Development Permit (DP)

\$695	☐ DP Amendment (DPAB**) \$290 ☐ DP (Amendment (Administrative) \$250	Other
Appeal ☐ Staff/DPAB Decision \$90	,	☐ Minor Development Permit (MDP) \$100☐ Limited Use Permit
Variance (V)	Subdivision Plat (SUB) ☐ Subdivision Plat \$230, plus \$15/acre	□ Temporary Use Permit (TUP) \$90
□ Variance Request \$115	(round up to the next whole acre)	☐ Vacation of Right-of-Way \$250
Conceptual Site Plan (CSP)	☐ Subdivision Plat Amendment (SUBA)	☐ Oil and Gas Permit \$695, plus \$15/acre
□ Conceptual Site Plan \$695	\$250	
ONE APPLICATION	FORM PER EACH REQUEST OTHER THAN S	SPECIFIC USE PERMITS
Application Date:		
Project Description/Reason for Applicat	tion:	
Property Address (provide Cross Streets	if unknown):	
Gross Area (Acres): (Squa	are Feet):Current Zoning:	Proposed Zoning:
Existing Land Use(s) & Structures:		
Proposed Land Use(s) & Structures:		
Do prairie dogs currently exist on the pr	roperty? Yes: □ No: □	
Applicant:	Telephor	ne:
Address of Applicant:	Email:	
*Applicant Signature:	Print Name:	
Land Owner:	Telephor	ne:
Address of Land Owner:		
*Land Owner Signature:	Print Name: _	
Land Owner:	Telepho	one:
	Email:	
Land Owner Signature:	Print Name: _	
NOTE – If there are more than two owners, a lead on behalf of the identified owner(s).	etter/letters containing their signatures must be attached	d to the application authorizing the applicant to a

*Signatures from the Applicant and the Land Owner are required. Signatory may be duly authorized agent of the record owner. All communications will be sent to the applicant. The signature of the property owner acknowledges their awareness of the request being made on their behalf and authorizes

the identified applicant to represent the owner in the request being made to the City of Thornton.

Development Submittal Instructions

City of Thornton land use applications may now be submitted electronically or in person. Please follow the steps below to assist you in submitting your proposal or for resubmitting documents.

By Email or File Transfer Site:

- <u>If your attachments are less than 7MB</u>: Email your application and supporting PDF documentation to <u>developmentsubmittals@thorntonco.gov</u>
 - 1) Please state in your email if you wish to pay by credit card over the phone, mail in a check, or hand deliver payment. Case processing will not begin until the fee is paid.
 - 2) You will be contacted by city staff once the documents have been received, accepted as complete and to confirm payment for new and applicable submittals.
- If your attachments are larger than 7MB: Upload your submittals through Google Drive using the following instructions:
 - 1) If you do not have one already, please create a Gmail Account. They have directions on creating an email account here: https://support.google.com/mail/answer/56256?hl=en
 - 2) Use the link <u>here</u> or copy/type the URL Below into your browser: https://drive.google.com/open?id=1szCf8FVIGO76naqxwQvFggt61otfAhi
 - Email <u>developmentsubmittals@thorntonco.gov</u> when you have completed your upload indicating your application has been submitted.
 - 3) Please state in your email if you wish to pay by credit card over the phone, mail in a check, or hand deliver payment. Case processing will not begin until the fee is paid.
 - 4) You will be contacted by city staff once the documents have been received and to confirm payment.

Notice to All Applicants

- A check-in meeting with staff is required as part of every application submittal.
- If paying with a credit card, please submit the application materials by 4:00 p.m. so we can process the card the day of the submittal.
- Applicants will be given a written summary and verbal explanation of any deficiencies that need to be corrected.
- If you have any questions, contact City Development at 303-538-7295.

City of Thornton

City Development 9500 Civic Center Dr. Thornton, CO 80229

303-538-7295